

## **Chapter 27.45**

### **H-4 GENERAL COMMERCIAL DISTRICT**

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This district is intended to provide a developing area for low-density commercial uses, requiring high visibility and access from major highways. The permitted uses should be planned to reduce internal conflicts and conflicts with surrounding uses. This district is specifically tailored to provide for certain general commercial uses as stated in the comprehensive plan.

#### **27.45.010 Scope of Regulations.**

The regulations set forth in this chapter, or set forth elsewhere in this title when referred to in this chapter, are the regulations in the H-4 General Commercial District. (Ord. 12571 §198; May 8, 1979).

#### **27.45.020 Permitted Uses.**

H-4 General Commercial District zoning shall not be permitted or granted upon any property having a total area of less than five acres. A building or premises shall be permitted to be used for the following purposes in the H-4 General Commercial District:

- (a) Automobile, motorcycle, truck, and heavy equipment sales;
- (b) Commercial storage or sale of farm implements and products used for agriculture, but not including fertilizer, or toxic or flammable agricultural chemicals;
- (c) Lumber yards;
- (d) Warehouses;
- (e) Mini-warehouses;
- (f) Service centers for the repair of machinery and equipment, but not including salvage or scrap processing operations;
- (g) Truck terminals;
- (h) Dwellings for caretakers employed and required to reside on the premises;
- (i) Ambulance service;
- (j) Outdoor theaters;
- (k) Hospitals and clinics for animals but not open kennels;
- (l) Sale barns;

- (m) Contractors' offices and storage, including electrical, plumbing, heating, and air conditioning contractors;
- (n) Restaurants;
- (o) Service stations;
- (p) Truck stops;
- (q) Mobile home sales;
- (r) Auctions;
- (s) Stores or shops for retail sales and service, not to exceed 30,000 square feet of floor area;
- (t) Food storage lockers;
- (u) Enclosed commercial recreational facilities;
- (v) Banks, savings and loan associations, credit unions, and finance companies;
- (w) Mail order catalog sales. (Ord. 17436 §1; November 16, 1998: prior Ord. 16144 §9; July 6, 1992: Ord. 16128 §1; June 8, 1992: Ord. 14185 §13; September 3, 1985: Ord. 13736 §7; December 12, 1983: Ord. 12657 §8; August 6, 1979: Ord. 12571 §199; May 8, 1979).

#### **27.45.030 Permitted Special Uses.**

A building or premises may be used for the following purposes in the H-4 General Commercial District if a special permit for such use has been obtained in conformance with the requirements of Chapter 27.63:

- (a) Extraction of sand, gravel, and soil;
- (b) Bulk storage of petroleum products;
- (c) Stores and shops for retail sales and service of more than 30,000 but less than 100,000 square feet in floor area;
- (d) Any permitted use which exceeds the maximum height permitted in the district;
- (e) Facilities for the commercial storage or sale of fertilizer, or toxic or flammable agricultural chemicals;
- (f) Broadcast towers;
- (g) Expansion of nonconforming use;
- (h) Historic preservation;
- (i) Public utility purposes;
- (j) Wind energy conversion systems;
- (k) Planned service commercial development;
- (l) Small batch concrete dispensing units;
- (m) Cemeteries;
- (n) Sale of alcoholic beverages for consumption on the premises;
- (o) Sale of alcoholic beverages for consumption off the premises;
- (p) Early childhood care facilities;
- (q) Sexually oriented live entertainment establishments. (Ord. 17731 §8; September 25, 2000: prior Ord. 16894 §1; November 6, 1995: Ord. 16854 §38; August 14, 1995: Ord. 16593 §8; April 11, 1994: Ord. 14780 §17; November 2, 1987: Ord. 14378 §15; May 5, 1986: Ord. 13865 §2; June 18, 1984: Ord. 13588 §17; May 9, 1983: Ord. 13510 §1; December 13, 1982: Ord. 12978 §22; August 25, 1980: Ord. 12894 §22; April 7, 1980: Ord. 12657 §9; August 6, 1979: Ord. 12571 §200; May 8, 1979).

**27.45.040 Accessory Uses.**

Accessory uses permitted in the H-4 General Commercial District are accessory buildings and uses customarily incident to the permitted uses, including parking lots. (Ord. 12571 §201; May 8, 1979).

**27.45.050 Parking Regulations.**

All parking within the H-4 General Commercial District shall be regulated in conformance with the provisions of Chapter 27.67. (Ord. 12571 §202; May 8, 1979).

**27.45.060 Sign Regulations.**

Signs within the H-4 General Commercial District shall be regulated in conformance with the provisions of Chapter 27.69. (Ord. 12571 §203; May 8, 1979).

**27.45.065 Grading and Land Disturbance Regulations.**

Grading and land disturbance within the H-4 General Commercial District shall be regulated in conformance with the provisions of Chapter 27.81. (Ord. 17618 §24; February 22, 2000.)

**27.45.070 Height and Area Regulations.**

The maximum height and minimum lot requirements within the H-4 General Commercial District shall be as follows:

- (a) General requirements:

Table 27.45.070(a)						
	Lot Area (Sq. ft.)	Frontage	Req'd Front Yard	Req'd Side Yard	Req'd Rear Yard	Height
All permitted uses	15,000	75'	50'*	20'; 50'* if abutting residential district	20'; 50'* if abutting residential district	35'
* When a side or rear yard abuts a residential district, it shall be screened in conformance with the landscape design standards adopted by the City of Lincoln.						

- (b) There shall be a required front yard on each street side of a double frontage lot.

(c) There shall be a required front yard on each street side of a corner lot; provided, however, that the buildable width of a lot of record on November 2, 1953, need not be reduced to less than twenty-eight feet except where necessary to provide a required side yard of not less than five feet in place of one of the required front yards.

(d) Accessory buildings which are attached to or not located more than ten feet from the main structure shall be considered a part of the main structure and shall comply with the height and front, side, and rear yard requirements of the main structure. Accessory buildings not a part of the main structure may

be located in the required rear yard if such yard does not abut a residential district, but such accessory buildings may not occupy more than thirty percent of the required rear yard and shall not be nearer than two feet to any side or rear lot line. Such detached accessory buildings shall not exceed fifteen feet in height. Accessory buildings not a part of the main structure, if located not less than sixty feet from the front lot line, may extend into the required side yard though not nearer than two feet to the side lot line. A garage which is entered from an alley shall not be located closer than ten feet to the alley line.

(e) Dwellings existing in this district on the effective date of this title shall be considered nonstandard uses in conformance with the provisions of Chapter 27.61. (Ord. 12751 §21; November 5, 1979; prior Ord. 12571 §204; May 8, 1979).